

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्वाम गृह, रिविल लाईस. गुरुग्राम, हरियाणा

**Project - Smartworld Nature's Court I.**
**Promoter - M/s Svabhumi Realtors Pvt. Ltd.**
**Hearing brief for registration of Project u/s 4**

S.No	Particulars	Details	
1.	<b>Name of the project</b>	Smartworld Nature's Court I.	
2.	<b>Name of the promoter</b>	M/s Svabhumi Realtors Pvt. Ltd.	
3.	<b>Brief of the promoter</b>	Svabhumi Realtors Private Limited- is a Private Limited Company incorporated on 28.04.2023 under the Companies Act, 1956 and existing under the Companies Act, 2013 vide CIN No. U68100HR2023PTC111218. The Company is primarily engaged in infrastructure development, real estate development and project management. Mr. Rajiv Kumar Aggarwal and Sujeet Ranjan Tiwari are the director of the company	
4.	<b>Nature of the project</b>	Affordable Group Housing Colony (distinct component in Industrial Plotted Colony)	
5.	<b>Location of the project</b>	Sector -M9, M-10 & M-11, Manesar, Gurugram.	
6.	<b>Legal capacity to act as a promoter</b>	Joint development/Marketing rights holder	
7.	<b>Name of the license holder</b>	M/s M3M India Infrastructures Pvt. Ltd.	
8.	<b>Name of the collaborator (if any)</b>	N/A	
9.	<b>Name of the Joint development/Marketing rights holder (if any)</b>	M/s Svabhumi Realtors Pvt. Ltd. as per order vide memo no LC-5390II-JE(SK)-2025/44462 dated 21.11.2025.	
10.	<b>Status of project</b>	New	
11.	<b>Whether registration applied for whole</b>	Phase	
	<b>Phase no. applied</b>	12 A	
	<b>Nature of phase</b>	Affordable Group Housing Colony (distinct component in Industrial Plotted Colony)	
12.	<b>Online application ID</b>	RERA-GRG-PROJ - 2126 -2025	
13.	<b>License no.</b>	168 of 2025 dated 08.09.2025	
14.	<b>Total licensed area</b>	139.79375 Acres	<b>Area to be registered</b> 8.28 Acres (Phase 12-A).
15.	<b>Projected completion date</b>	30.06.2033.	
16.	<b>QPR Compliances (if applicable)</b>	For RC no. 94 of 2025 - N/A	
17.	<b>4(2)(l)(D) Compliances (if applicable)</b>	For RC no. 94 of 2025 - N/A	
18.	<b>4(2)(l)(C) Compliances (if applicable)</b>	N/A	
19.	<b>Status of change of bank account</b>	N/A	
20.	<b>Details of proceedings pending against the project</b>	N/A	
21.	<b>RC Conditions Compliances (if applicable)</b>	For RC no. 94 of 2025	

**Email :** hareragurugram@gmail.com, reragurugram@gmail.com, **Website :** www.harera.in  
An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016की धारा 20के अंतर्गत गोपित प्राधिकरण

भारत की सरकार द्वारा पारित 2016का अधिनियम संख्यांक 16



		Environmental Clearance - Within 3 months from 16.10.2025 (Obtained on 01.12.2025, within time) Approved Service plan and estimate - Within 4 months from 16.10.2025 (Not obtained and condition of time is not lapsed also)		
22.	<b>Total Project cost</b>	Rs. 1778.60 Cr		
23.	<b>Project expenditure so far</b>	Rs 17.23 Cr		
24.	<b>Estimated expenditure for completion so far</b>	Rs.1761.37 Cr		
25.	<b>Total no of towers</b>	14 i.e., Tower no. 1 to 6 (S+22), Tower no. 7 to 14 (S + 21).		
26.	<b>Total no of units</b>	No of residential units in the phase 12 A are 1214.		
27.	<b>Statutory approvals either applied for or obtained prior to registration</b>			
	<b>S.No</b>	<b>Particulars</b>	<b>Date of approval</b>	<b>Validity upto</b>
i)		<b>License Approval</b>	168 of 2025 dated 08.09.2025	07.09.2030
ii)		<b>Zoning Plan</b>	DGTCR 11473-11478 dated 29.09.2025.	
iii)		<b>Building Approval</b>	ZP-2204- C/PA(DK)/2025/46651 dated 09.12.2025	08.12.2030.
iv)		<b>Environmental Clearance</b>	EC25B3812HR5421639N dated 01.12.2025	30.11.2035
v)		<b>Airport height clearance</b>	OFFCHK/NORTH/B/070824/ 1108293 dated 22.07.2024	21.07.2032
vi)		<b>Fire scheme approval</b>	Not Submitted.	
vii)		<b>Service plan and estimate approval</b>	Not Submitted.	
28.	<b>Fee Details</b>			
	<b>Registration fee</b>	Residential 1,03,960.238 x 2.37 x 10 =Rs. 24,63,858/-		
	<b>Processing fee</b>	N/A		
	<b>Late fee</b>	1,03,960.238 x 10 =Rs. 10,39,602/-		
	<b>Total</b>	24,63,858 + 10,39,602 = Rs. 35,03,460/-		
	<b>DD amount</b>	Rs. 24,86,416/- Rs. 10,43,349/- Total - Rs. 35,29,765/-		
	<b>DD no. and date</b>	510864 dated 04.12.2025 510865 dated 04.12.2025		
	<b>Name of the bank issuing</b>	ICICI Bank		
	<b>Deficient amount</b>	35,03,460 - 35,29,765 Rs. -26,305/- (NIL)		
29.	<b>File Status</b>	<b>Date</b>		
	<b>File received on</b>	05.12.2025		
	<b>Deficiency Notice</b>	19.12.2025		
	<b>Documents Submitted on</b>	22.12.2025		

	First hearing on	29.12.2025
30.	<b>Case History:</b> <p>The Promoter M/s Svabhumi Realtors Pvt. Ltd. who is a Joint development/Marketing rights holder applied for the registration of real estate project Affordable Group Housing Colony (distinct component in Industrial Plotted Colony) namely "Smartworld Nature's Court I" located at Sector -M9, M-10 &amp; M-11, Manesar, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 dated 05.12.2025 and RPIN-999. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-2126-2025. The project area for registration is 8.28 Acres (Phase 12-A).</p> <p>The application for registration of Affordable Group Housing Colony (distinct component in Industrial Plotted Colony) was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/999/2025 dated 19.12.2025 was issued to the promoter with an opportunity of being heard on 29.12.2025.</p> <p>The promoter has published the public notice regarding in three newspapers dated 12.12.2025 i.e., The Hindu, The Tribune (English) and Dainik Tribune (Hindi).</p> <p>Brief facts of the project are :-</p> <ol style="list-style-type: none"> <li>1. The Department of Town &amp; Country Planning, Haryana has granted license no. 168 of 2025 dated 08.09.2025 to M/s M3M India Infrastructures Pvt. Ltd for setting up of Industrial Plotted Colony on the land measuring 139.79375 acres in the revenue estate of village Bas Haria &amp; Jhund Sarai Abad, Sector-M9, M10 &amp; M11, Manesar, Gurugram.</li> <li>2. The Department of Town &amp; Country Planning, Haryana has granted the Zoning Plan vide Memo No. DTCP 11473-11478 dated 29.09.2025.</li> <li>3. The license no. 168 of 2025 dated 08.09.2025 for setting up of Industrial Plotted Colony on the land measuring 139.79375 acres was registered with the Authority in the name of "Gurgaon International City" vide RC no 94 of 2025 dated 16.10.2025 valid up to 30.09.2034.</li> <li>4. Thereafter, the phasing plan has been approved by DTCP vide memo no. ZP-2204/PA(DK)/2025/44081 dated 20.11.2025. Now, the total project has been converted into 18 phases i.e., 1, 2, 2A, 3 to 9, 10A, 10B, 10 C, 10D, 11A, 11B, 12A, 12B.</li> <li>5. Thereafter, Directorate of Town &amp; Country Planning, Haryana has granted the Joint Development &amp; Marketing Rights Permission for the area admeasuring 10.98252 acres in favour of M/s Svabhumi Realtors Private Limited vide Memo No. LC-5390-II-JE(SK)-2025/44462 dated 21.11.2025. Further, it is also directed that neither the licensee company nor Joint Developer company shall create any third-party rights in Phase-9 (1.31490 acres) in approved phasing plan till the final decision by Hon'ble Punjab &amp; Haryana Court in CWP No. 29865 of 2025 titled as Bir Singh Vis State of Haryana and Ors. Also, both the above companies shall abide by the final decision of the Hon'ble Punjab &amp; Haryana Court passed in CWP No 29865 of 2025 titled as Bir Singh V/s State of Haryana and Ors.</li> <li>6. An application dated 05.12.2025 for registration of Affordable Group Housing Colony (distinct component in Industrial Plotted Colony) i.e., Phase 12 A only namely "Smartworld Nature's Court I" situated at Sector- M9, M10 &amp; M11, Gurugram under section 4 of the Act of 2016 has been submitted in the Authority by M/s Svabhumi Realtors Private Limited.</li> <li>7. Approval of building plans has been granted in favour of M/s M3M India Infrastructures Pvt. Ltd for Phase 12A of Affordable Group Housing Colony - 02(Pocket C) vide Memo No.</li> </ol>	



ZP-2204-C/PA(DK)/2025/46651 dated 09.12.2025 by Department of Town & Country Planning, Haryana.

The site of the project was visited physically on 24.12.2025 by the concerned Associate Engineer Executive along with Chartered Accountant and it has been noted that project namely "Smartworld Nature's Court I" is a distinct component in Industrial Plotted Colony namely "Gurgaon International City" which is registered vide RC no 94 of 2025 dated 94 of 2025 dated 16.10.2025 valid up to 30.09.2034.

31. <b>Present compliance status as on 29.12.2025 of deficit documents conveyed through notice dated 19.12.2025.</b>	<ol style="list-style-type: none"><li>1. Online corrections in REP-I (Part A-H) needs to be done. Documents to be uploaded need to be provided in soft copy less than 5 mb in size. Status - Submitted but need to be revised.</li><li>2. Corrections marked on the hard copy of online DPI need to be done. Status - Submitted but need to be revised.</li><li>3. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the State, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules, 2017 in the format provided under Annexure- C of the Rules, 2017 need to be submitted. Status - Submitted.</li><li>4. Joint development/Marketing rights has been approved in the name of M/s Svabhumi Realtors Pvt. Ltd. and the building plans has been approved in the name of M/s M3M India Infrastructures Pvt. Ltd. Same need to be clarified. Status - Promoter states that the BRIII approval is on the name of M/s M3M India Infrastructures Private Limited as it is the primary Licence Holder and M/s Svabhumi Realtors Private Limited is Joint Development Rights Holder. That vide Endst No. LC-5390-II-JE(SK)-2025/44462 dated 21.11.2025 the Joint Development/Marketing rights for part land of area measuring 10.98252 acres under AGH-2 (Pocket-C) and Commercial-1 having area admeasuring 1.31490 acres out of total licenced land of 139.79375 acres have been granted to applicant promoter i.e. M/s Svabhumi Realtors Private Limited. M/s Svabhumi Realtors Private Limited shall act as the promoter for the said project by virtue of collaboration agreement and Joint Development/Marketing rights permission. Whereas M/s M3M India Infrastructures Private Limited shall act as land owner.</li><li>5. Mining permission needs to be submitted. Status -Not Submitted.</li></ol>
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	<p>6. Approved fire scheme needs to be submitted. Status –Not Submitted.</p> <p>7. Approved service plans and estimates need to be submitted. Status –Not Submitted and applied on 18.12.2025.</p> <p>8. Revenue sharing model in terms of development right agreement needs to be clarified. Status –Submitted.</p> <p>9. Road access permission needs to be submitted. Status –Not Submitted. Further, promoter states that project shall have efficient access to a 60m wide functional road, thereby ensuring adequate connectivity to and from the project. Further, the project shall be provided with direct access from a proposed 12m wide service road, which shall be constructed and developed by the promoter in due course as part of the completion of the project.</p> <p>10. Draft brochure and advertisement document needs to be submitted. Status –Submitted.</p> <p>11. Cash flow statement needs to be revised. Status – Submitted.</p> <p>12. Others in financial resources needs to be clarified. Status – Clarified.</p> <p>13. Project report needs to be revised. Status – Submitted.</p> <p>14. Quarterly statement of expenditure for construction and IDW needs to be provided. Status – Submitted.</p>
32.	<b>Remarks</b>

**Recommendations:**

The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except correction in A to H, corrections in online DPI, Approved Fire Scheme, Approved Service plan and Estimates and the documents mentioned above at S.No 32.

The promoter shall submit the BG/DD amounting to Rs. 25 lakhs as a security amount for submission of Approved Fire Scheme, Approved Service plan and estimates within 4 months from the grant of registration and mining permission before the commencement of the construction at site.



It is recommended that the Authority may consider the grant of registration subject to the submission of above.

**Asha**  
**Chartered Accountant**

**Shashank Sharma**  
**Associate Engineer Executive**

**Day and Date of hearing**      Monday and 29.12.2025

**Proceeding recorded by**      Ram Niwas

**PROCEEDINGS OF THE DAY**

Proceedings dated: 29.12.2025.

Sh. Shashank Sharma, Associate Engineer Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Abhijeet Singh (AR), Sh. Manik Sharma (AR) and Sh. Bharat Vigmal (AR) are present on behalf of promoter.

The Authorized Representative of the promoter submits that, a policy has been formed by Government of Haryana regarding grant of licenses for development of Industrial Colony in Industrial/Agricultural zone in view of Enterprises Promotion Policy-2015. Based on the policy, the Department of Town & Country Planning, Haryana has granted license no. 168 of 2025 dated 08.09.2025 to M/s M3M India Infrastructures Pvt. Ltd for setting up of Industrial Plotted Colony on the land measuring 139.79375 acres in the revenue estate of village Bas Haria & Jhund Sarai Abad, Sector-M9, M10 & M11, Manesar, Gurugram.

Thereafter, the phasing plan has been approved by DTCP vide memo no. ZP-2204/PA(DK)/2025/44081 dated 20.11.2025 and building plans has been granted in favour of M/s M3M India Infrastructures Pvt. Ltd for Phase 12A of Affordable Group Housing Colony - 02(Pocket C) vide Memo No. ZP-2204-C/PA(DK)/2025/46651 dated 09.12.2025. Now, the total project has been converted into 18 phases i.e., 1, 2, 2A, 3 to 9, 10A, 10B, 10 C, 10D, 11A, 11B, 12A, 12B. As per the approved phasing plan, the site is demarcated as Affordable Group Housing i.e., Pocket C (Phase 12 A and 12B) having area admeasuring 10.98252 Acres from which phase 12 A consist of 8.28 Acres has been applied for registration in the Authority on 05.12.2025.

The Authorized Representative of the promoter further states that as per the Policy clause 1.6(iii), colonizer sell(s) the flat at a pre-determined rate. Whereas, it is also mentioned that, this option is not obligatory and if colonizer does not want to sell the Affordable Industrial Housing at pre-determined rate, then he has to pay the license fee, IDC and EDC as applicable on the Group Housing Colony. The colonizer has also to pay proportionate fees & charges in respect of increase in FAR of Affordable Industrial Housing from 175 to 225. Accordingly, the promoter has already paid the license fee, Conversion charges, Scrutiny fees, IDC and EDC amounting to Rs. 102.20 cr out of Rs. 502.07 cr as per the scheduled FAR i.e., 2.25 which is approved by the concerned department and the balance Rs. 399.86 cr will be paid as per the schedule fixed by the concerned department. Therefore, due to the above payment done by the promoter, this Affordable group housing project will be treated as Group Housing project.

**It is pertinent to mentioned that, the size of the flats has been kept as per the said policy clause 1.4.2 and Marketing/Sale of the flats in this said project will be done as per rates fixed by the Promoter and accordingly there will be no draw conducted by the Department of Town & Country Planning, Haryana for the said project.** Presently, Fire Scheme Approval, Approved service plans and estimates and Mining Permission are under process and the said approvals have not yet been obtained as on date. Further, the AR of the promoter undertakes to obtain and submit:

- The Fire Scheme Approval and Approved Service Plans and Estimates within 4 months from the date of grant of registration; and
- Mining permission before the start of construction.



Further, the AR of the promoter undertakes to submit two Demand Drafts amounting to Rs. 25 lakhs each, as a security deposit for timely compliance with the above requirements at point (i). It is also expressly undertaken that in the event of failure to obtain and submit the aforesaid approvals within the stipulated time frames, the said security amount(s) shall be liable to be forfeited by the Authority. The Authorized Representative submits that 60m road is already connected to the said project and they do not require the road access permission from the concerned department.

The Authority has noticed that, the Government of Haryana has formed the Affordable Housing Policy, 2013 published vide Gazette notification no. PF-27/48921 dated 19.08.2013 notified under Section 9A of Haryana Development and Regulation of Urban Areas Act, 1975 (Act no. 08 of 1975) wherein, the size of the flats and maximum allotment of rates on per sq ft carpet area basis has been fixed by the Government of Haryana.

Further, a policy regarding grant of licenses for development of Industrial Colony in Industrial/Agricultural zone in view of Enterprises Promotion Policy-2015 has been formed by the Government of Haryana vide memo no Memo. No. Misc.388/PA(RB)/2015/7/16/2006-2TCP dated 01.10.2015. The clause 1.4.2 of the said policy is reproduced as below:-

***Minimum 75 % of residential component will be earmarked for Affordable Industrial Housing for Lower Income Group (LIG) and Economical Weaker Section (EWS). Out of 75% area reserved for Affordable Industrial Housing, 60% area shall be earmarked for LIG category of which flats will be having maximum carpet area of 90 sqmtrs and, remaining 40% area shall be earmarked for EWS category having flat size upto 60 sqmtr***

Accordingly, it is noticed that as per clause 1.6(iii) of the said policy, Affordable Industrial Housing will create housing for LIG and EWS, therefore, the license fee and Infrastructure Development Charges (IDC) shall stand waived off along with levy of rates and schedule of EDC applicable on Residential Plotted Colony, provided colonizer sells the flat at a pre-determined rate.

Whereas, it is also mentioned that, this option is not obligatory and if colonizer does not want to sell the Affordable Industrial Housing at pre-determined rate, then he has to pay the license fee, IDC and EDC as applicable on the Group Housing Colony. The colonizer has also to pay proportionate fees & charges in respect of increase in FAR of Affordable Industrial Housing from 175 to 225. In the present application for registration which is under the consideration with the Authority, the promoter states that they are opting to pay the license fee, IDC and EDC to the Department of Town & Country Planning, Haryana and they will do the Marketing/Sale as per the rates fixed by the promoter. It is pertinent to note that this is not the Affordable Group Housing Colony as per the Affordable Housing Policy, 2013 notified by Government of Haryana.

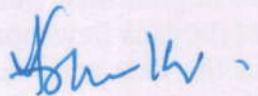
**Keeping in view of the above, the promoter shall submit the notarized affidavit by the Director of the company regarding clarification of the payment done in terms of clause 1.6(iii) of the said Industrial policy dated 01.10.2015. Further, the promoter is directed to disclose the said terms of the policy, as stipulated under Clause 1.6(iii), in its brochure(s), marketing material, advertisements, or any other publication issued by it and condition to this effect shall also be incorporated in Registration Certificate.**

The Authority has taken note of the submissions made by the Authorized Representative of the promoter regarding the non-availability of the aforesaid statutory approvals as on date. In view of the above, and in the interest of regulatory compliance, the Authority hereby directs that the promoter shall submit two separate Demand Drafts, each amounting to Rs. 25,00,000/- (Rupees Twenty-Five Lakhs only), in favour of the Authority, as security amounts for timely submission of the following approvals:

- a. Fire Scheme Approval: within 4 months from the date of grant of registration; and
- b. Approved Service Plans and Estimates: within 4 months from the date of grant of registration.

In the event of non-submission of any of the above approvals within the prescribed time frames, the corresponding security amount shall stand forfeited by the Authority, and such failure may also attract additional regulatory action as permissible under the Act of 2016, rules and regulations made thereunder. The Mining permission shall be submitted before start of construction at the site.

Approved as proposed subject to rectification of deficiencies mentioned above and the RC shall be issued after the submissions of affidavit by director and two DDs as per above including correction in form A-H and DPI along with deficiencies mentioned above at S.No. 32.



(Arun Kumar)  
Chairman, HARERA